

Osawatomie, Kansas. **November 20, 2014.** The Council meeting was held in Memorial Hall. Mayor Govea called the meeting to order at 6:32 p.m. Council members present were Dickinson, Hampson, Hunter, LaDuex, Maichel, Walmann and Wright. Absent was Farley. Also present were City Manager Cawby and City Clerk Elmquist. Visitors were Jerry Bechtel, Mike Moon, Colleen Truelson.

INVOCATION. Councilmember Hunter delivered the invocation.

CONSENT AGENDA. Approval of the November 20 Agenda and 2014 Standard Traffic Ordinance – corrections to the ordinance from November 13. **Motion** made by Hunter, seconded by Hampson to approve the Consent Agenda. Yeas: All.

Presentations, Comments from the Public:

Public Comment:

Jerry Bechtel, 1539 Main Street, gave more of the history on the Golf Course. He just can't fathom taking the Golf Course and putting it in someone else's hands.

Farley arrived at 6:35 p.m.

Mike Moon, 111 Rohrer Heights, said the City is doing the right thing by looking at the management of the Golf Course. If a lease is considered, their bottom line is much more finite than the City's. What if fertilizer couldn't be laid if there is not enough profit? Then what would happen to the condition of the course? Saturday is the Christmas Rotary Club Pancake feed.

Wetzler arrived at 6:43 p.m.

Public Hearings: none

Unfinished Business: none

**RESOLUTIONS TO CONDEMN CERTAIN PROPERTIES.** The Council held a public hearing November 13 on condemnation of properties and made determinations on each property. The resolution for each property states that the structure is unsafe or dangerous and directs that the structure be removed and the premises made safe and secure. None of the properties had been abandoned. Owners are to commence the removal of the property within 14 days from the date of publication of the resolution and to have the removal completed within 30 days of the commencement.

**345 Parker.** Dangerous and Unsafe. made by LaDuex, seconded by Hunter to approve the resolution. Yeas: All. The Resolution was assigned No. 688.

**403 Chestnut.** Dangerous and Unsafe. made by Hunter, seconded LaDuex by to approve the resolution. Yeas: All. The Resolution was assigned No. 689.

**715 Chestnut.** Dangerous and Unsafe. **Motion** made by LaDuex, seconded by Maichel to approve the resolution. Yeas: All. The Resolution was assigned No. 690.

**812 South Street.** Dangerous and Unsafe. **Motion** made by Hunter, seconded LaDuex to approve the resolution. Yeas: All. The Resolution was assigned No. 691.

**901 Chestnut.** Dangerous and Unsafe. **Motion** made by LaDuex, seconded by Wright to approve the resolution. Yeas: All. The Resolution was assigned No. 692.

**1006 5<sup>th</sup> Street.** Dangerous and Unsafe. **Motion** made by Hampson, seconded by LaDuex to approve the resolution. Yeas: All. The Resolution was assigned No. 693.

**UNION PACIFIC SALES AGREEMENT.** The final negotiations resulted in the Union Pacific accepting \$12,000 for the property in an as-in condition. The Kanza Rail-Trails Conservancy stepped in and said they would pay that amount, subject to the City giving control of the property to the Conservancy. Terms were agreed to with the Conservancy and the Union Pacific. The plan is for the City to purchase the property from the Union Pacific and then turn around and sell the City's interest in the property to the Kanza Rail-Trails Conservancy in the next couple of weeks. This was deemed to be the best course of action so as to not complicate purchase of the property with the Union Pacific. **Motion** made by LaDuex, seconded by Hunter to Authorize the Mayor and City Manager to execute the Trail Purchase Agreement with the Union Pacific Railroad. Yeas: All.

New Business:

**APPOINTMENTS:** none

**PROPOSED BUDGET AMENDMENTS.** City Manager Cawby reviewed the budget to make sure expenditures were going to remain within the budget and to determine what, if any, adjustments must be made to leave adequate balances in funds. He outlined the status of the major funds and the issues in each of the funds requiring a budget amendment or transfer to balance out the City's finances by December 31. **Motion** made by Maichel, seconded by LaDuex approving setting the public hearing on December 18 for the 2014 Budget Amendment. Yeas: All.

**PROPOSED UTILITY RATES AND FEES.** Sewer Rates. In 2012, the Council approved a sewer rate increase which had the impact that was expected. Also, the belief was that rates were going to have to be raised in two years to cover rising operating costs and also to cover about four years of higher debt service payments. The increased debt payments were necessary to make improvements at the Sewer Plant. Further improvements are expected to be required in order to receive the next KDHE permit. The proposed new rates would be an average increase of 7.5% over the current rates. The increased rates would add \$1.92 to the base rate and 2 cents to the usage rate. Water Rates. In 2012, a water rate increase of around 6.0% was approved. The upcoming project on Main Street means planning ahead for payment of costs as well as for upgrades to the current system. The proposed rates would be an average increase of around 10% over the current rates. The actual percentage increase for each customer will vary greatly because of changing the tiers. The proposed changes result in some bills having a reduction, because of the change in the meter fee and the elimination of the minimum usage charge.

Council Reports: none

Mayor's Report:

The Employees' Appreciation Breakfast is December 19.

City Manager's Report:

Projects:

**Sixth Street Underground.** The Electric Line crew cleaned up the power lines on South Sixth Street. From Walnut to Kelly, the street lights were moved to the east side of the road. All electric lines were moved to underground services. The overhead electric wires going back and forth across the street are gone. The poles will be removed after Suddenlink and CenturyLink remove their lines..

**Sewer Plant.** Sewer Plant Construction is almost complete.

**Sports Complex.** A lot of dirt work has been done in preparation for construction of the new building The batting cages have been relocated.

**Lake Shelter House.** When schedules clear, work will begin to remove part of the chimney. Will try to have a recommendation on how to proceed with the project at the December 18 meeting.

Issues:

**Codification.** City staff will be sending out an RFP for Codification Services. The Code needs to be brought current to include the ordinances passed over the last several years. Online hosting and annual services will be included in the RFP so ordinances are updated at least once a year in the Code book and will be accessible through the City's website.

**Personnel Regulations.** A final draft of the personnel regulations will be sent out in early December. They will be discussed and possibly adopted at the December 18 meeting so the new changes would go into effect on January 1, 2015.

**Motion** made at 8:51 p.m. by Maichel, seconded by LaDuex to adjourn. Yeas: All.

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Ann Elmquist, City Clerk